

HIGHLAND PLAN COMMISSION

Minutes of the Meeting of
Wednesday, September 16, 2020

The Highland Plan Commission met in regular session on September 16, 2020 via a Zoom Meeting Format, Meeting ID 918 5346 7934 Password 8008414. The Pledge of Allegiance was led by Commissioner Zemen. The meeting opened at 7:05 P.M. led by Commissioner Turich.

ROLL CALL: Present on roll call: Commissioners Doug Turich, Joseph Grzynski, Mark Kendra, Mario Martini, Bernie Zemen, Thomas Vander Woude and James Kisse. Also present Ken Mika, Building Commissioner/Zoning Administrator, Plan Commission Engineer John Phipps of Nies Engineering, Derek Snyder of Nies Engineering and Plan Commission Attorney John Reed.

MINUTES: Commissioner Turich asked if there were any deletions, additions or corrections to the minutes of the August 19, 2020 regular meeting. There was a correction for the Study Session Minutes of September 2, 2020. Commissioner Kendra was present at that Study Session.

ANNOUNCEMENTS: The next study session will be held on October 7, 2020 at 6:30 P.M. The next business meeting will be held on October 21, 2020 at 7:00 P.M.

COMMUNICATION: None

NEW BUSINESS: Docket 2020-02 Preliminary Hearing for a proposed (1) Lot Subdivision and Indianapolis Blvd. Zoning Overlay District Development Plan. Representing the petitioner, Carmen Arvia /DVG Team, Inc., 1155 Troutwine Rd., Crown Point, IN for a proposed Gas Station and related convenient store at the Northeast corner of Indianapolis Blvd. and Hart Rd. commonly known as 9337 Indianapolis Blvd.

Mr. Arvia of DVG Team said they were there to request the Development of a 2.4-acre parcel at the corner of Indianapolis Blvd and Hart Rd. on the northeast corner. He said the petitioner would like to build an eight-pump island fuel station with a 3600 sq. ft. convenience store. He continued that they have come to the Study Sessions over the last few months to resolve some of the concerns regarding traffic and design issues and believes they came to an agreement with those concerns with the Plan Commission. He is requesting to be on the agenda for the Plan Commission Public Hearing Meeting of October 21, 2020 for a proposed (1) Lot Subdivision & ultimate approval of the overlay district site plan.

Commissioner Kisse commented that he went to some of the other gas stations the petitioners own and he feels the stations are very clean, organized, fresh looking and the convenience store is very well-kept and clean as well. Commissioner Zemen agreed.

Commissioner Martini motioned to grant the Public Hearing. Commissioner Grzynski seconded and it passed with a unanimous vote of 7 – 0.

BUSINESS FROM THE FLOOR: None

ADJOURNMENT: There being no further business to come before the Board, Commissioner Kendra moved to adjourn. Commissioner Martini seconded the motion and it passed by a roll call vote of 7 – 0. Meeting adjourned at 7:12 P.M.